

LOCAL MEMBERS OBJECTION

COMMITTEE DATE: 11/10/2017

APPLICATION No. 17/01438/MJR DATE RECEIVED: 19/06/2017

ED: **Caerau**

APP: TYPE: Full Planning Permission

APPLICANT: Cardiff Council

LOCATION: Land at former ATC Centre, Caldicot Road, Caerau, Cardiff

PROPOSAL: CONSTRUCTION OF 16 DWELLINGS, ACCESS AND
ASSOCIATED WORKS

RECOMMENDATION 1 : That planning permission be **GRANTED** subject to the following conditions:

1. C01- STL.
2. The development shall be carried out in accordance with the following approved plans:
 - Proposed Site Layout (SK) 001 rev. F;
 - Proposed Floor Plans- Block 1 (SK) 002 Rev. A;
 - Proposed Floor Plans- Block 2 (SK) 003 Rev A;
 - Proposed Floor Plans- Block 3 (SK) 004Rev. B;
 - Proposed Floor Plans- Block 4 (SK) 005 Rev. A;
 - Existing Site Survey (SK) 006;
 - Proposed Block 1-2 Elevations (SK) 007 Rev. B;
 - Proposed Block 3-4 Elevations (SK) 008 Rev. D;
 - Proposed Street Elevations (SK) 009 Rev. D.

Reason: For the avoidance of doubt.

3. No part of the development hereby permitted shall be commenced until a construction management scheme has been submitted to and approved in writing with the Local Planning Authority, the construction management scheme shall include but not limited to details of site hoardings, site access and wheel washing facilities. Construction of the development shall be managed strictly in accordance with the scheme so approved.

Reason: In the interests of highway safety and public amenity in accordance with Policy T5 of the adopted Cardiff Local Development Plan (2006-2026).

4. No part of the development hereby permitted shall be commenced until a scheme of public footway reinstatement works to Caldicot Road adjacent to the site has been submitted to and approved in writing by

the Local Planning Authority. The scheme to include the resurfacing/reinstatement of the footway as may be required as a consequence of implementation of the development; to include as required surfacing, kerbs, edging, drainage, lighting, lining, signing and street furniture as required as a consequence of the scheme. No part of the development shall be occupied until the approved scheme has been implemented.

Reason: To reinstate the footway and provide an improved pedestrian environment to facilitate safe commodious access to the proposed development in accordance with Policy T1 of the adopted Cardiff Local Development Plan (2006-2026).

5. Prior to development an Arboricultural Method Statement (AMS) shall be submitted and approved in writing with the Local Planning Authority, the AMS shall include but not limited to detailing the methods to be used to prevent loss of or damage to retained trees within and bounding the site, and existing structural planting or areas designated for new structural planting.

The AMS shall include details of site monitoring of tree protection and tree condition by a qualified arboriculturist, undertaken throughout the development and, after its completion, to monitor tree condition. This shall include the preparation of a chronological programme for site monitoring and production of site reports, to be sent to the Local Planning Authority during the different phases of development and demonstrating how the approved tree protection measures have been complied with.

And a Tree Protection Plan (TPP) in the form of a scale drawing showing the finalised layout and the tree and landscaping protection methods detailed in the AMS that can be shown graphically. Unless written consent is obtained from the Local Planning Authority, the development shall be carried out in full conformity with the approved AMS and TPP.

Reason: To enable the Local Planning Authority to assess the effects of the proposals on existing trees and landscape; the measures for their protection; to monitor compliance and to make good losses in accordance with Policy KP5 of the adopted Cardiff Local Development Plan (2006-2026)

6. No development shall take place until full details of hard and soft landscaping have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
 - A landscaping implementation programme.
 - Scaled planting plans prepared by a qualified landscape architect.
 - Proposed finished levels.
 - Earthworks.

- Hard surfacing materials.
- Existing and proposed services and drainage above and below ground level.

Planting plans shall be supplemented by:

- Schedules of plant species, sizes, numbers or densities prepared by a qualified landscape architect;
- Scaled tree pit sectional and plan drawings prepared by a qualified landscape architect;
- Topsoil and subsoil specification for all planting types, including full details of soil assessment, protection, stripping, storage, handling, amelioration and placement to ensure it is fit for purpose. Where imported planting soils are proposed, full specification details shall be supplied, including certification in accordance with British Standards and interpretive reports by a soil scientist demonstrating fitness for purpose and a methodology for handling, amelioration and placement.;
- Planting methodology and post-planting aftercare methodology prepared by a qualified landscape architect.

The submitted details shall be consistent with other plans submitted in support of the application and the landscaping shall be carried out in accordance with the approved design and implementation programme.

Reason: To enable the Local Planning Authority to determine that the proposals will maintain and improve the amenity and environmental value of the area, and to monitor compliance in accordance with Policy KP5 of the adopted Cardiff Local Development Plan (2006-2026)

7. Any newly planted trees, plants or hedgerows which, within a period of 5 years from the completion of the development, die, are removed, become seriously damaged or diseased, or in the opinion of the Local Planning Authority (LPA) otherwise defective, shall be replaced.

Replacement planting shall take place during the first available planting season, to the same specification approved in discharge of condition 6 , unless the Local Planning Authority gives written consent to any variation.

Reason: To maintain and improve the amenity and environmental value of the area in accordance with Policy KP5 of the adopted Cardiff Local Development Plan (2006-2026)

8. No development shall be undertaken until a Biodiversity Method Statement (BMS), in accordance with BS42020:2013 (Biodiversity - Code of Practice for planning and development) has been submitted

and approved in writing with the Local Planning Authority the BMS, shall include how the works on site will be undertaken with regard to the following:

- Reptiles, where suitable reptile habitat is disrupted
- Nesting birds, if vegetation clearance is required during the nesting season.
- Habitat enhancement.

Reason: To ensure the development does not impact upon protected species.

9. No development shall take place until samples of the external finishing materials have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the finished appearance of the development is in keeping with the area in accordance with Policy KP5 of the adopted Cardiff Local Development Plan (2006-2026)

10. Prior to the commencement of development a scheme (Construction Environmental Management Plan) to minimise dust emissions arising from construction activities on the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of dust suppression measures and the methods to monitor emissions of dust arising from the development. The construction phase shall be implemented in accordance with the approved scheme, with the approved dust suppression measures being maintained in a fully functional condition for the duration of the construction phase.

Reason: To assess air quality and agree any mitigation measures that may be required to safeguard the amenity of nearby residents in the area in accordance with Policy EN13 of the adopted Cardiff Local Development Plan (2006-2026).

11. Any topsoil [natural or manufactured], subsoil ,aggregate (other than virgin quarry stone) or recycled aggregate material, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan

RECOMMENDATION 2 : The applicant is advised that the development would require an internal transfer of funds (a) to the Parks Department for £29,570 towards the provision/improvement of off site open space in the locality, and (b) to the Transportation Department for £5,000 Traffic Regulation Orders (TRO).

RECOMMENDATION 3 : To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

RECOMMENDATION 4 : The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints and;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates / soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under section 33 of the environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site:
 - Unprocessed / unsorted demolition wastes.
 - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
 - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

RECOMMENDATION 5 : Prior to the commencement of development, the developer shall notify the Local Planning Authority of the commencement of development, and shall display a site notice and plan on, or near the site, in accordance with the requirements of Article 12 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Full planning permission is sought by the Council to develop the ex-cadet forces site off Caldicot Road into 16 properties, comprising 10 houses (seven two bedroom, two three bedroom and one four bedroom) and six flats (one bedroom).
- 1.2 The application is supplemented by a Design and Access Statement, Pre-Application Consultation Report, preliminary Ecological Appraisal Report, and Tree Constraints Plan
- 1.3 Since submission the plans have been amended to change the finish of the houses to facing brick, (flats retained in brick and render) and include for the omission of originally proposed hoop topped railing enclosures.
- 1.4 Four buildings are proposed on a NW/SE axis, comprising (2x) traditional two storey terraced buildings in facing brick under slate hipped roof; (1x) 2 ½ storey (room in roofspace) block of flats in GF facing brick with render above , again under hipped slate roof; and (1x) building comprising two hoses with gable ended presentations of traditional design.

Two storey dwellings would be no higher than 8 ½ ridge (5m eaves) The flat units would be no higher than 10m (7m eaves). [All measurements approximated].

2. **DESCRIPTION OF SITE**

- 2.1 The site is the former cadets unit. All buildings on the site have been removed with the site vacant and ready for development.
- 2.2 The site is formed by a vacant land parcel measuring 0.31ha in area, situated off Caldicot Road and to the south of Western Leisure Centre. The site was previously occupied by the Army Cadet Forces and Air Training Corps centres, which formed a number of timber clad huts. The structures were demolished approximately 3 years ago.
- 2.3 The site is not located within a conservation area/flood risk zone. No Listed Buildings or protected trees are affected by this proposal.

3. **SITE HISTORY**

- 3.1 14/01489/DCO - Demolition of former cadet centre - consisting of 3no. timber clad "spooner" huts, 1no. timber/steel clad portacabin, 1no. masonry built 30m rifle range and 1no. masonry built obsolete electrical switch room – Prior approval granted.

4. **POLICY FRAMEWORK**

- 4.1 The site is located within an area of existing residential use.

- 4.2 The relevant Local Development Plan Policies are:

KP5 Good Quality and Sustainable Design
KP6 New Infrastructure
KP7 Planning Obligations
H3 Affordable Housing
H6 Change of Use or Redevelopment to Residential Use
T1 Walking and Cycling
T5 Managing Transport Impacts
C5 Provision for open space, outdoor recreation, children's play and sport
W2 Provision for Waste Management Facilities in Development

- 4.3 The following Guidance was supplementary to the Development Plan, now superseded by the Local Development Plan. However, it is considered consistent with adopted Local Development Plan policies and provides relevance to the consideration of this proposal to help and inform the assessment of relevant matters:

- Access, Circulation and Parking Standards 2010
- Infill Sites 2011

In addition to the above, the following new Supplementary Planning Guidance is also relevant:

- Locating Waste Management Facilities Jan 2017
- Planning Obligations Jan 2017

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 The **Transportation Manager** has no objection to the proposal, subject to conditions and contribution of £5,000 for traffic orders in the area.

- 5.2 The **Highways Drainage Manager** has been consulted and any comments will be reported to Committee.

- 5.3 The **Waste Manager** advises the following:

These properties will require the following for recycling and waste collections:

Houses

Each property will require the following for recycling and waste collections:

- 1 x 140 litre bin for general waste
- 1 x 240 litre bin for garden waste
- 1 x 25 litre kerbside caddy for food waste
- Green bags for mixed recycling (equivalent to 140 litres)
-

Apartment block

The block will require the following for waste and recycling collections:

- 1 x 1100L bin for general waste
- 1 x 1100L bin for recycling
- 1 x 240 litre bin for food waste
- 1 x 240 litre bin for garden waste

Provided in a manner confirmed in the Council's SPG

5.4 **The Pollution Control Manager** (Air and Contaminated Land) : No objection.

5.5 **The Parks Manager** has been consulted and has advised the following:

Open Space Provision

These comments relate to the current LDP (C5 Provision for Open Space, Outdoor Recreation, Children's Play and Sport; KP16 Green Infrastructure; EN8 Trees Woodlands and Hedgerows), supported by policies set out in the 2008 Supplementary Planning Guidance for Open Space which set the Council's approach to open space provision.

The Council's LDP requires provision of a satisfactory level and standard of open space on all new housing/student developments, or an off-site contribution towards existing open space for smaller scale developments where new on-site provision is not applicable.

Based on the information provided on the number and type of units, I have calculated the additional population generated by the development to be 17.92. This generates an open space requirement of 0.043 ha of on-site open space based on the criteria set for Housing Accommodation.

As no public open space is being provided on-site, the developer will be required to make a financial contribution towards the provision of open space off-site, or the improvement (including design and maintenance) of existing open space in the locality. Based on the above assessment, the contribution payable will be **£29,570**.

5.6 **Tree Officer**: No objection subject to conditions.

5.7 **Ecology Officer**: has considered the Preliminary Ecological Appraisal Report provided by Wildwood Ecology.

'I agree with the view expressed in that report that there is little point in conducting species-specific surveys at this site as the areas of habitat available are so small. Instead, I agree that it can be assumed that the

surrounding trees and bushes will support nesting birds, and that the small patch of rough grassland on the site is likely to support slow-worms, a protected species of reptile.

Therefore, I support the view that the proposed mitigation measures set out in section 5 of that report should be summarised in a brief Biodiversity Method Statement (BMS), which should be required by planning condition and which should be implemented in full.

The BMS should include, but not be limited to:-

- Methods for avoiding harm to reptiles on the site, and for their translocation to a safe site nearby if necessary.
- Avoidance of harm to nesting birds, preferably by avoiding clearance of trees and bushes during the nesting season
- Maintaining gaps under fences to allow for the free movement of hedgehogs
- Incorporation of bat boxes, bricks and other access points, as well as bird boxes and other nesting features, into new building to enhance the habitat for these species'.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 **South Wales Police** have provided advice regarding crime prevention and 'Secured by Design'.

7. **REPRESENTATIONS**

- 7.1 **Neighbours** have been consulted and the application has been advertised on site in accordance with adopted procedures. Two representations have been received. The occupiers of 1 & 7 Chepstow Close both object on the following grounds:

- The development would result in more traffic which will result in children not being able to play on the street.
- The proposal will result in the loss of value to adjoining houses.
- Will result in the loss of value for the planning permission for a 3 bedroom house next to no. 1 Chepstow Close.
- The proposed flats would block out light and views from the property no. 1 Chepstow Close.
- A petition of 50 people will be submitted.
- Request why the council bought the land.
- There is no need for this development.

7.2 **Local Members** have been consulted and both members object on the following grounds:

- Before going into the traffic concern and the local opposition to such a scheme, we are concerned that the Wildlife Report has expressed concerns that there would be a loss of Habitat that could be used by protective species.
- These are grounds alone to reject this application. Indeed although classed as a brown field site this is a much loved area of green space for my constituents who have always wanted to use the land for community gardening. Instead we have an application that will destroy that dream and will dispose of protective species home.
- 16 dwelling flats will result in parking concerns. This is a small area on the edge of a small residential area. We already have issues with parking around this locality. There seems no plan on how to deal with this. This will also cause traffic concerns which is becoming more and more of an issue in Caerau.
- We hate the design also. Two storey flats are being built in Caerau on pockets of land right across the ward and they really haven't added anything to the local area.
- We would certainly expect a large Section 106 contribution and conditions placed to protect our residents interests on Chepstow Close and Caldicot Road.
- We are also formally asking for a site visit in the area so that the committee can see the issues first hand.

8. **ANALYSIS**

8.1 Land Use

The site is located in the settlement boundary as defined by the LDP proposals map. The site has no specific designation or allocation but falls within a residential area, in land use terms, the proposed use of the land for housing is acceptable, subject to design considerations.

8.2 Impact upon the character of the area

The area is dominated by a mixture of two storey houses interspersed with three/four storey blocks of flats.

The proposal has been amended to ensure that the houses are brick; this is welcomed by officers and would be in character with the established finish of the housing in the area. The removal of hooped railings is also supported as this would ensure that the frontage would not be at odds with the character of the area.

It is noted that the block of flats will remain as a mixture of render and brick finish and is sited at the entrance to the development. However, it is considered that the proposed scale, massing and finish of the block of flats would not undermine the character of the area as there are other blocks of flats within the area that are of a similar height and are also finished in a mixture of render and brick.

8.3 Impact upon neighbouring properties

Given the degree of separation it is considered that the proposal would not result in an overbearing or unneighbourly form of development upon the existing properties.

Having regard to privacy concerns, the Council's approved 'Residential Design Guide' SPG sets minimum privacy standards (10.5 metres between rear windows and adjoining gardens and 21 metres between habitable windows), this proposal meets those standards.

8.4 Impact upon future occupiers

It is considered that both the internal space and external amenity space would meet the minimum standards, as set within the Council's approved 'Residential Design Guide' SPG and would ensure that the future occupiers would enjoy an acceptable level of amenity.

8.5 Highways/ Parking provision

In total, 18 parking spaces would be provided. Each property would be allocated one parking space, except one of the three bedroom properties and the four bedroom property which would both have two parking spaces. The proposed parking provision accords with the Council's Access, Circulation and Parking Standards (Jan 2010).

Secure cycle storage would be provided in accordance with the Council's Access, Circulation and Parking Standards (Jan 2010). Each property would include a shed and the flat block would include a secure facility to park six cycles.

The Transportation officer's request for a payment to secure traffic orders and to undertake a parking review in the area is acknowledged and supported.

No objection to the development is raised on Highway safety grounds or in respect of proposed parking provision.

8.6 Ecology Matters

The site is a vacant development site surrounded by unprotected trees and overgrown bushes. The Council's Ecology Officer notes the submitted ecology report and agrees with its conclusions, and therefore raises no objection subject to a brief Biodiversity Method Statement (BMS).

8.7 Other matters

- 8.7.1 Para 3.1.4 of Planning Policy Wales (2016) states, factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability (see 4.2). The planning system does not exist to protect the private interests of one person against the activities of another. Proposals should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest. When determining planning applications local planning authorities must take into account any relevant view on planning matters expressed by neighbouring occupiers, local residents and any other third parties. While the substance of local views must be considered, the duty is to decide each case on its planning merits. Therefore, the perceived loss of house value or value of land with planning permission is not a material consideration.
- 8.7.2 The Council's land buying strategy, is not a matter the planning system can consider.
- 8.7.3 In terms of housing need, the Council's Housing Strategy (Enabling) have provided the following information:

The top bands on the common waiting list for Caerau show the following housing need:

1 bed – **472**
2 bed – **343**
3 bed – **157**
4 bed – **73**
1 bed non family - **348**
1 bed non family (50+) – **124**
2 bed household with child aged 8-16 – **265**
2 bed household with child aged under 8 - **19**
2 bed household non-family - **47**
2 bed household non-family (50+) - **12**

Given the above it is clear that there is a housing need within the ward for a mixture of housing for which this scheme would help to meet.

8.8 Other Legal considerations:

Crime and Disorder Act 1998 – Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

8.8.1 *Equality Act 2010* – The Equality Act 2010 identifies a number of ‘protected characteristics’, namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council’s duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic.

8.8.2 *Well-Being of Future Generations Act 2016* – Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

9. **Section 106 matters**

Financial Contributions

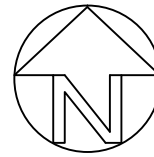
The Council as applicant cannot enter into legal agreement with itself.

The financial requests from the Parks and Transportation Departments. Are acknowledged and consent is therefore recommended on the internal transfer of funds to meet policy compliance. The applicant’s agent has not sought to resist the requests made.

10. **CONCLUSION**

Having regard to material matters raised and considerations outlined above, the proposal for affordable housing on this site is recommended for approval.

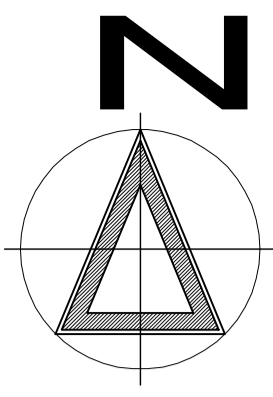
Sheet SITE LOCATION PLAN	Sheet No/Revision (90)001	Client CARDIFF COUNCIL
Date APR 2017	Scale 1:1250	Drawn/Checked WM/DD
		Job PROPOSED RESIDENTIAL DEVELOPMENT AT CALDICOT ROAD, CAERAU, CARDIFF.



Ordnance Survey (c) Crown Copyright 2016. All rights reserved. Licence number 100022432

Site Location Plan





notes

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING ARCHITECTS DRAWINGS:

- (90)001 SITE LOCATION PLAN
- (SK)001 PROPOSED SITE LAYOUT
- (SK)002 PROPOSED FLOOR PLANS - BLOCK 1
- (SK)003 PROPOSED FLOOR PLANS - BLOCK 2
- (SK)004 PROPOSED FLOOR PLANS - BLOCK 3
- (SK)005 PROPOSED FLOOR PLANS - BLOCK 4
- (SK)006 EXISTING SITE SURVEY
- (SK)007 PROPOSED BLOCK ELEVATIONS
- (SK)008 PROPOSED BLOCK ELEVATIONS
- (SK)009 PROPOSED STREET ELEVATIONS

SCHEDULE OF ACCOMMODATION

HOUSE TYPE 'A'	4P2B	7 No.
HOUSE TYPE 'B'	5P3B	1 No.
HOUSE TYPE 'BB'	5P3B	1 No.
HOUSE TYPE 'C'	6P4B	1 No.
COMMUNAL FLATS TYPE 'D'	2P1B	6 No.
TOTAL No. OF UNITS		16 No.

EXTERNAL WORKS

- DENOTES EXTENT OF NEW TARMACADAM ACCESS ROAD 5.5m WIDE TO CARDIFF COUNTY BOROUGH COUNCIL ADOPTABLE STANDARD WITH 1.8m TARMACADAM FOOTWAYS TO BOTH SIDES. VEHICULAR CROSS OVERS SHALL BE PROVIDED AS NECESSARY TO ADOPTABLE STANDARD.
- DENOTES COMMUNAL PATHWAYS TO BE FINISHED WITH 600x600mm P.C.C PAVING SLABS AND HOUSE PATHWAYS OF 450x450mm P.C.C PAVING SLABS, WITH TEXTURED NON-SLIP FINISH. PATHS TO BE MIN 900mm WIDE UNLESS INDICATED OTHERWISE. PATHS TO BE EDGED WITH 200X50mm P.C.C KERBS. PATIOS AT REAR TO BE MIN 3X3m WITH 200X50mm P.C.C EDGING KERBS. PATH ADJACENT TO CARPARKING BAYS TO BE EDGED WITH BRICK ON EDGE LAID FLUSH.
- ALL CAR PARKING BAYS TO BE IN TARMACADAM WITH P.C.C. KERBS. ALL BAYS 2.4m WIDEX 4.8m DEEP.

WALLING + FENCING

- DENOTES CLOSE BOARDED S.W. FENCE TO B.S. 1722, PART 5 WITH TIMBER POSTS AND RAILS. HEIGHT 2.1m.
- DENOTES 1.8m HIGH CLOSE BOARDED S.W. FENCE TO B.S. 1722, PART 5 WITH TIMBER POSTS AND RAILS.

- DENOTES ROTARY CLOTHES LINE. DRYING AREA TO BE INSITU CONCRETE WITH NONSLIP FINISH.

- DENOTES TIMBER GARDEN SHED ON CONCRETE BASE. EACH SHED TO BE PROVIDED WITH 2 No. GALV. M.S CYCLE STANDS CAST INTO CONCRETE AND EXTERNAL STORAGE AREA OF 1.0m².

LANDSCAPING

- EXISTING TREES TO BE RETAINED.
- EXISTING TREES TO BE REMOVED.
- NEW PLANTING SHRUBS, TREES, FENCING AND MAINTENANCE ALL TO BE AS NBS SPECIFICATION Q30.
- DENOTES AREAS TO BE TOP SOILED AND TURFED.
- DENOTES NEW TREES. FOR STAKING ETC REFER TO SPECIFICATION Q30.
- HEDGEROW PLANTINGS. BUXUS SEMPERVIRENS 'SUFFRUTICOSA' 3 LITRE POT SIZE.

BIN STORE

- 1100 LITRE BIN FOR GENERAL WASTE
- 660 LITRE BIN FOR COMPOST WASTE.
- 1100 LITRE BIN FOR RECYCLABLE WASTE.

BICYCLE STORE

- 6 No LOCKABLE SECURE WALLMOUNTED BICYCLE RACKS.

Notes

This drawing is copyright. All dimensions are to be checked prior to construction or manufacture. Do not scale the drawing. Work to figured dimension only.

Specification

This drawing must be read in conjunction with 'Drawing Specification Notes' Bill of Materials. Material quantities listed here are approximate. Material quantities must be read in conjunction with all related Architects' consultants' and specialist's drawings and specifications.

Rev	Description	Date
A	REVISD SITE LAYOUT FOLLOWING RECEIPT OF TOPO SURVEY + TREE SURVEY	20/10/16
B	REVISD SITE LAYOUT FOLLOWING RECEIPT OF PLANNING DEPARTMENT COMMENTS	31/03/2017
C	REVISD BLOCK PLANS	07/04/2017
D	MINOR AMENDMENTS TO SITE LAYOUT	04/07/2017
F	RAILINGS REMOVED IN FRONT OF HOUSES AND FLATS	

Sheet	PROPOSED SITE LAYOUT
Date	JULY 2017
Scale	1:200@A1
Job No.	---
Drawn/Checked	NP/DD
Shed No./Revision	(SK)001F
Client	CARDIFF COUNCIL
Project	PROPOSED RESIDENTIAL DEVELOPMENT AT CALDICOT ROAD, CAERAU.

Client: CARDIFF COUNCIL

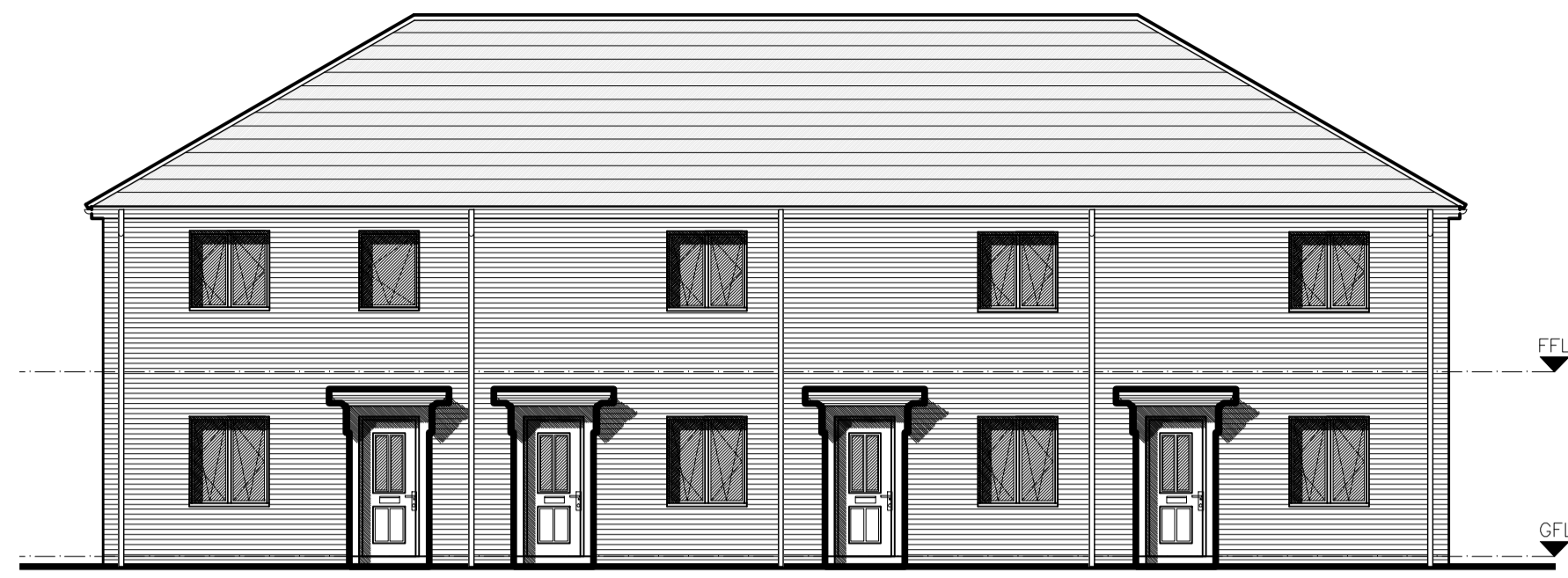
Project: PROPOSED RESIDENTIAL DEVELOPMENT AT CALDICOT ROAD, CAERAU.

Client: CARDIFF COUNCIL

Project: PROPOSED RESIDENTIAL DEVELOPMENT AT CALDICOT ROAD, CAERAU.

davies lllewelyn and jones
 Chartered Architects
 The Millers, East Fyndall Street, Cardiff Bay, Cardiff, CF24 5BZ, Tel: (03) (03) 2046 4433 Fax: (03) 2046 4345

PROPOSED SITE LAYOUT



Proposed Front Elevation
BLOCK 1



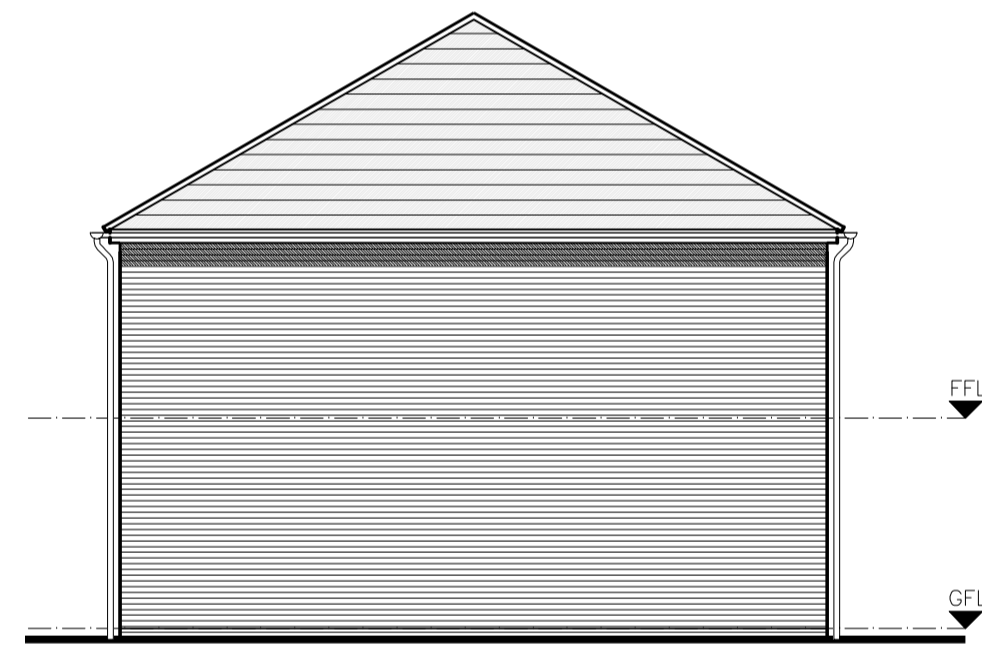
Proposed Front Elevation
BLOCK 2



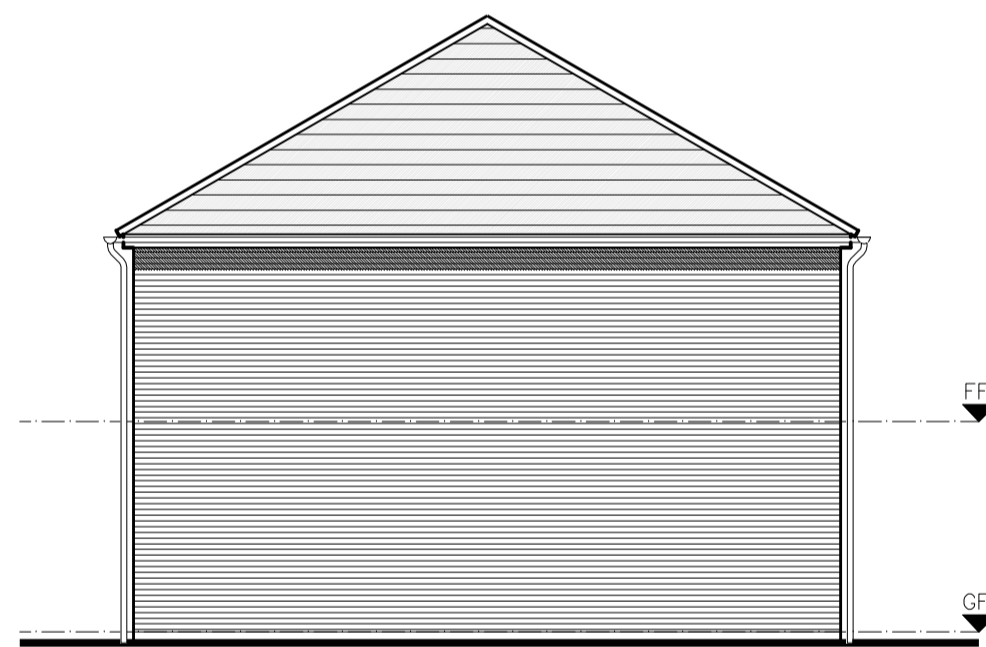
Proposed Rear Elevation
BLOCK 1



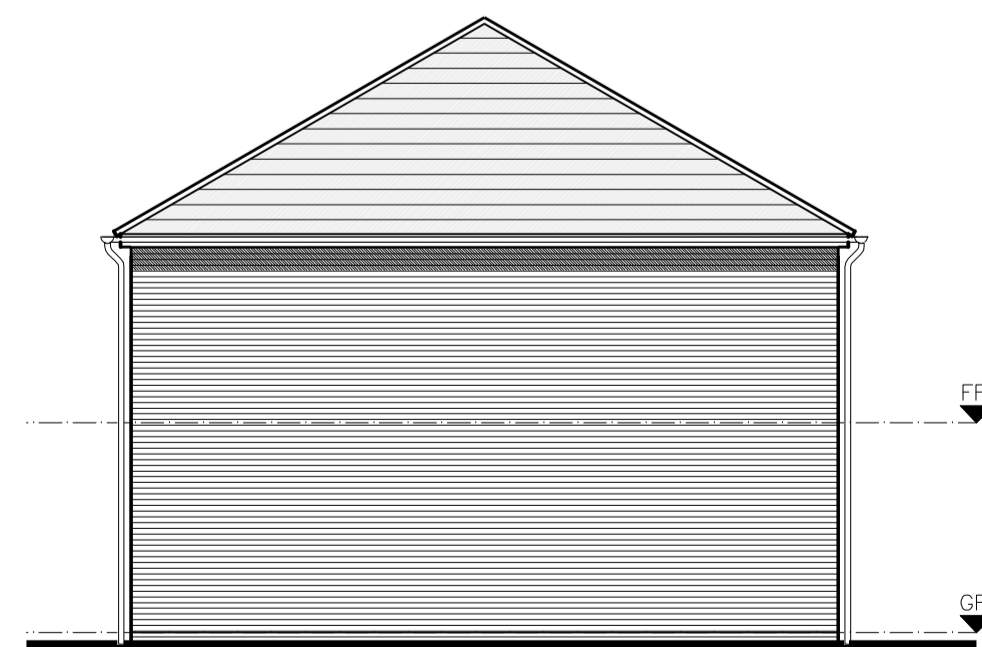
Proposed Rear Elevation
BLOCK 2



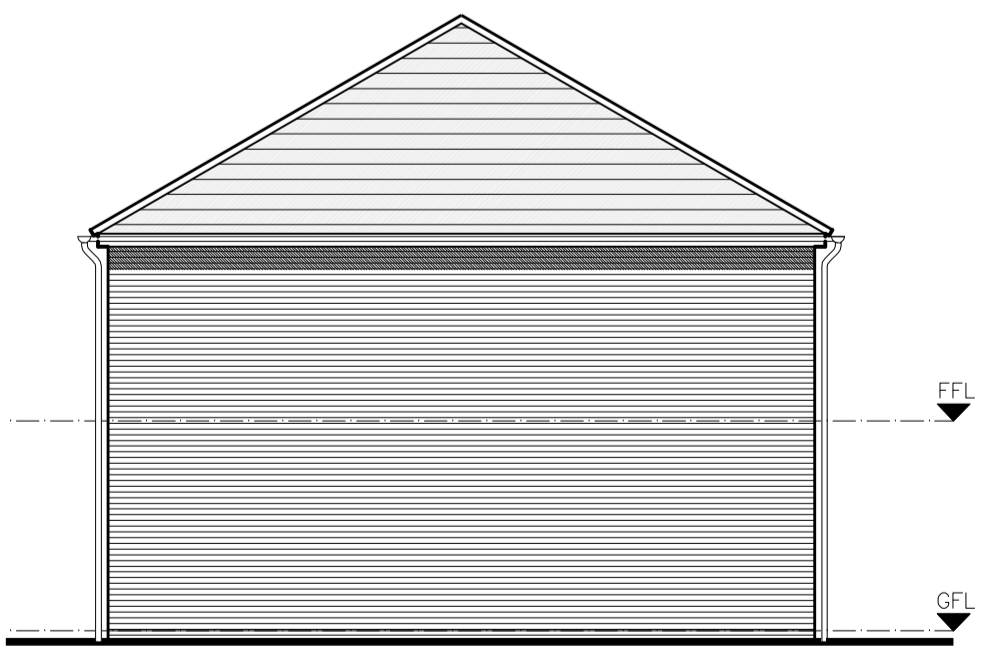
Proposed Side Elevation
BLOCK 1



Proposed Side Elevation
BLOCK 2



Proposed Side Elevation
BLOCK 1



Proposed Side Elevation
BLOCK 2

notes

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING ARCHITECTS DRAWINGS:

- (90)001 SITE LOCATION PLAN
- (SK)001 PROPOSED SITE LAYOUT
- (SK)002 PROPOSED FLOOR PLANS - BLOCK 1
- (SK)003 PROPOSED FLOOR PLANS - BLOCK 2
- (SK)004 PROPOSED FLOOR PLANS - BLOCK 3
- (SK)005 PROPOSED FLOOR PLANS - BLOCK 4
- (SK)006 EXISTING SITE SURVEY
- (SK)007 PROPOSED BLOCK ELEVATIONS
- (SK)008 PROPOSED BLOCK ELEVATIONS
- (SK)009 PROPOSED STREET ELEVATIONS

SCHEDULE OF ACCOMMODATION

HOUSE TYPE 'A'	4P2B	7 No.
HOUSE TYPE 'B'	5P3B	1 No.
HOUSE TYPE 'BB'	5P3B	1 No.
HOUSE TYPE 'C'	6P4B	1 No.
COMMUNAL FLATS TYPE 'D'	2P1B	6 No.
TOTAL No. OF UNITS		16 No.

SCHEDULE OF MATERIALS

WALLS
RENDER - THROUGH COLOURED RENDER, COLOUR : TO BE CONFIRMED.
FACING BRICK COLOUR TO BE AGREED

ROOF
BLUE/BLACK IMITATION SLATES.

WINDOWS
GREY PVC-U.

WINDOW SURROUNDS AND CILLS
RECONSTITUTED STONE.

FASCIAS / SOFFITS
PVC-U. COLOUR: GREY.

R.W GUTTERS + DOWNPIPES
PVC-U. COLOUR : GREY.

ENTRANCE CANOPIES TO BUNGALOW TYPE 'B'
GRP PREFABRICATED PORCH BY STORMKING. COLOUR : GREY.

Notes

This drawing is copyright.
All dimensions are to be checked prior to construction or manufacture.
Do not scale the drawing. Work to figured dimension only.

Specification

This drawing must be read in conjunction with 'Drawing Specification Notes' Bill of quantities.
Items listed here must be read in conjunction with all related Architects consultants' and specialist's drawings and specifications.

Rev	Date	Description
B	31/07/2017	NEW PROPOSED ELEVATIONS IN BLOCK - 1-2
A	20/06/17	AMOR AMENDMENTS TO ELEVATIONS

Sheet No./Revision	(SK)007B
Date	JULY 2017
Scale	1:100@A1
Job No.	--/--
Drawn/Checked	NP/DD

Client	CARDIFF COUNCIL
Job	PROPOSED RESIDENTIAL DEVELOPMENT AT CALDICOT ROAD, CAERAU.

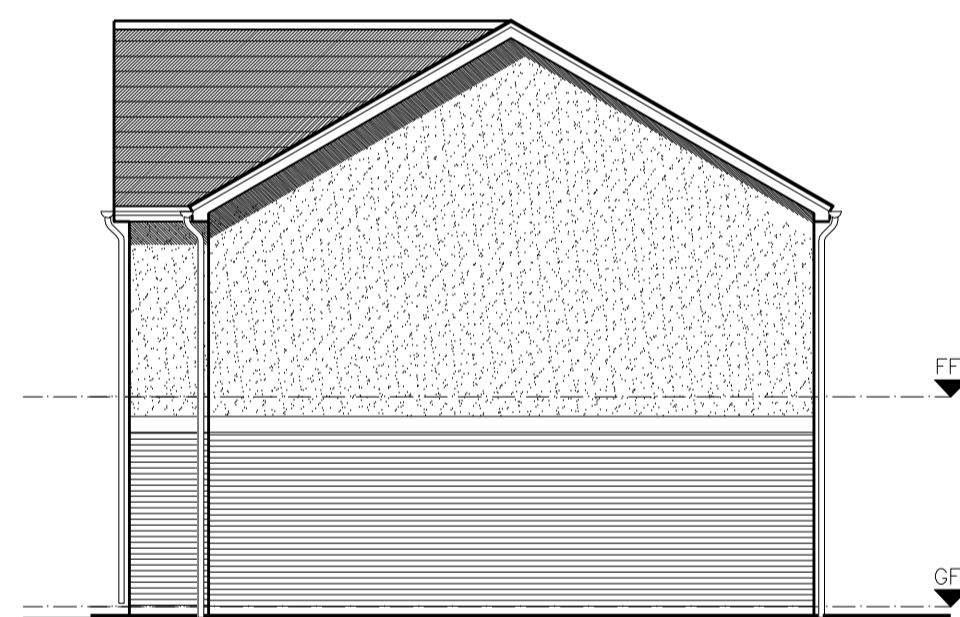
davies lewelyn and jones
Chartered Architects
The Milling, East Priddal Street, Cardiff Bay, Cardiff, CF24 5SZ, Tel: (029) 206 4433 Fax: (029) 206 4345



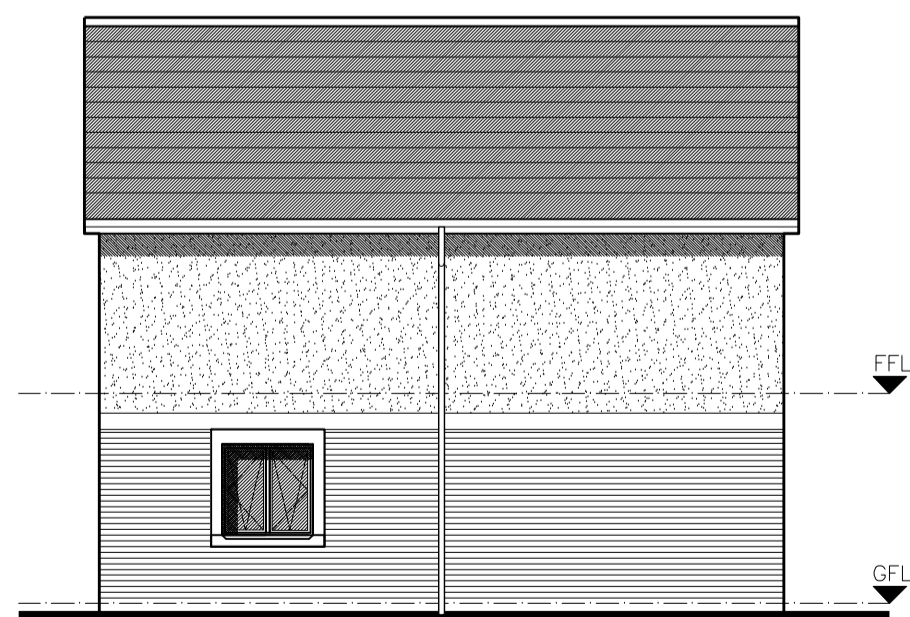
Proposed Front Elevation
BLOCK 3



Proposed Rear Elevation
BLOCK 3



Proposed Side Elevation
BLOCK 3



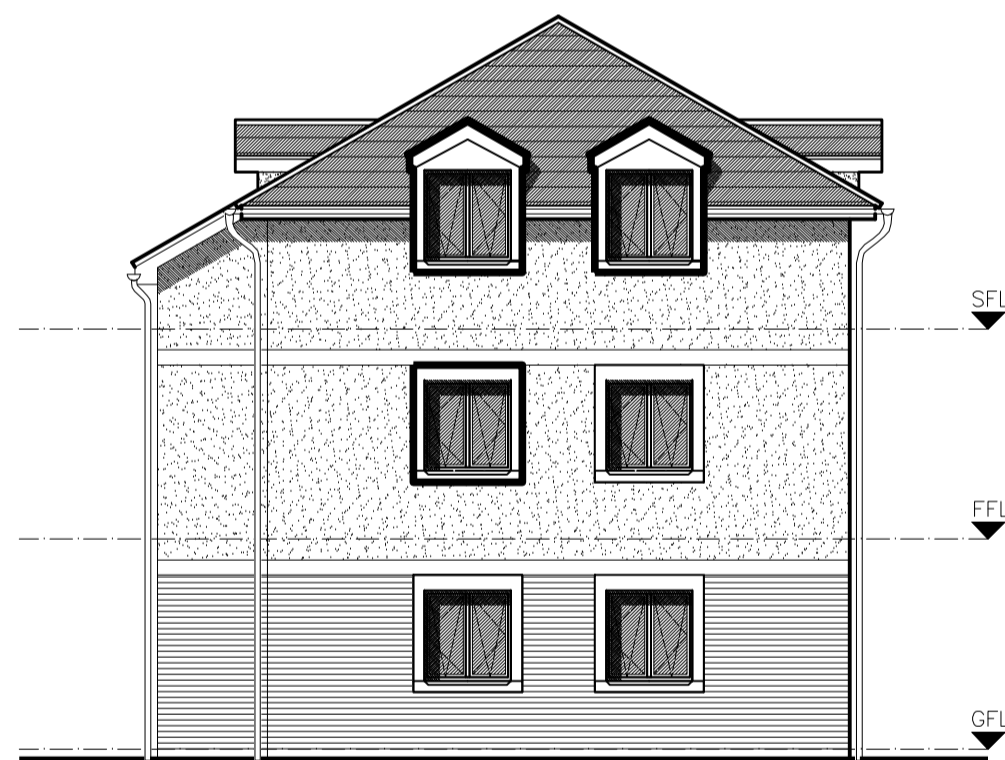
Proposed Side Elevation
BLOCK 3



Proposed Front Elevation
BLOCK 4



Proposed Rear Elevation
BLOCK 4



Proposed Side Elevation
BLOCK 4



Proposed Side Elevation
BLOCK 4

notes

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING ARCHITECTS DRAWINGS:

- (90)001 SITE LOCATION PLAN
- (SK)001 PROPOSED SITE LAYOUT
- (SK)002 PROPOSED FLOOR PLANS - BLOCK 1
- (SK)003 PROPOSED FLOOR PLANS - BLOCK 2
- (SK)004 PROPOSED FLOOR PLANS - BLOCK 3
- (SK)005 PROPOSED FLOOR PLANS - BLOCK 4
- (SK)006 EXISTING SITE SURVEY
- (SK)007 PROPOSED BLOCK ELEVATIONS

SCHEDULE OF ACCOMMODATION

HOUSE TYPE 'A'	4P2B	7 No.
HOUSE TYPE 'B'	5P3B	1 No.
HOUSE TYPE 'BB'	5P3B	1 No.
HOUSE TYPE 'C'	6P4B	1 No.
COMMUNAL FLATS TYPE 'D'	2P1B	6 No.

TOTAL No. OF UNITS 16 No.

SCHEDULE OF MATERIALS

WALLS
RENDER : THROUGH COLOURED RENDER, COLOUR : TO BE CONFIRMED.
FACING BRICK COLOUR TO BE AGREED

ROOF
BLUE/BLACK IMITATION SLATES.

WINDOWS
GREY PVC-U.

WINDOW SURROUNDS AND CILLS
RECONSTITUTED STONE.

FASCIAS / SOFFITS
PVC-U. COLOUR: GREY.

R.W GUTTERS + DOWNPIPES
PVC-U. COLOUR :GREY.

ENTRANCE CANOPIES TO BUNGALOW TYPE 'B'
GRP PREFABRICATED PORCH BY STORMKING. COLOUR : GREY.

Notes
This drawing is copyright.
All dimensions are to be checked prior to construction or manufacture.
Do not scale the drawing. Work to figured dimension only.

Specification
This drawing must be read in conjunction with 'Drawing Specification Notes' Bill of quantities.
Items drawn separately.
This drawing must be read in conjunction with all related Architects consultants' and specialist's drawings and specifications.

Rev	Date	Description
1	20/06/17	Issue for tender
2	20/06/2017	Issue for tender
3	04/07/2017	Issue for tender

Sheet No./Revision	(SK)008B
Job No./--/--	--/--
Drawn/Checked	NP/DD
Date	JULY 2017
Scale	1:100@A1
Block	PROPOSED BLOCK ELEVATIONS BLOCK 3-4

Client	CARDIFF COUNCIL
Job	PROPOSED RESIDENTIAL DEVELOPMENT AT CALDICOT ROAD, CAERAU.

davies lewelyn and jones
Chartered Architects
The Milling, East Prindall Street, Cardiff Bay, Cardiff, CF29 5EY, Tel: (039) 206 4433 Fax: (029) 206 4315

notes

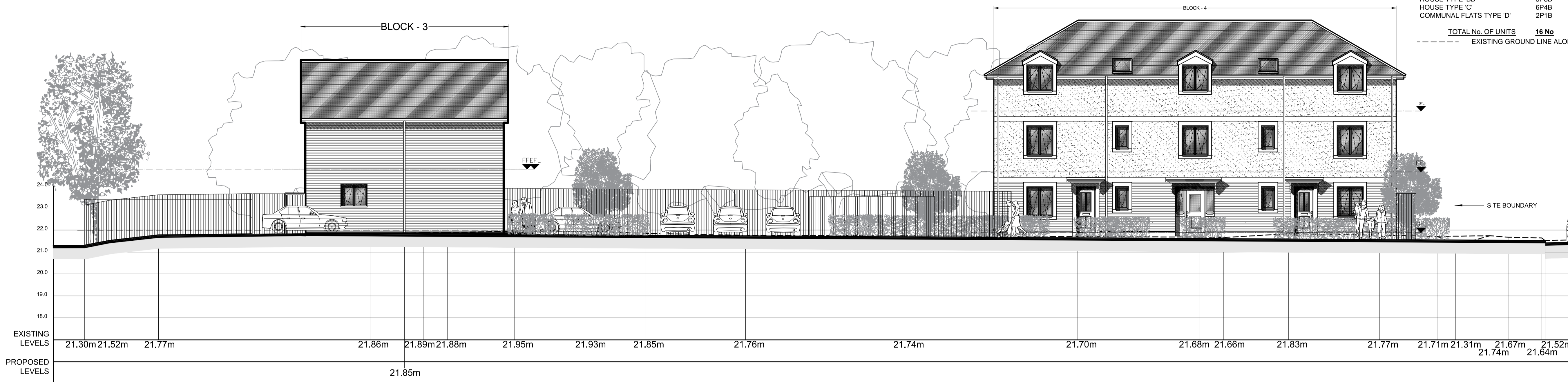
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING ARCHITECTS DRAWINGS:

- (S)0001 SITE LOCATION PLAN
- (SK)001 PROPOSED SITE LAYOUT
- (SK)002 PROPOSED FLOOR PLANS - BLOCK 1
- (SK)003 PROPOSED FLOOR PLANS - BLOCK 2
- (SK)004 PROPOSED FLOOR PLANS - BLOCK 3
- (SK)005 PROPOSED FLOOR PLANS - BLOCK 4
- (SK)006 EXISTING SITE SURVEY
- (SK)007 PROPOSED BLOCK ELEVATIONS
- (SK)008 PROPOSED BLOCK ELEVATIONS
- (SK)009 PROPOSED STREET ELEVATIONS

SCHEDULE OF ACCOMMODATION

HOUSE TYPE 'A'	4P2B	7 No.
HOUSE TYPE 'B'	5P3B	1 No.
HOUSE TYPE 'BB'	5P3B	1 No.
HOUSE TYPE 'C'	6P4B	1 No.
COMMUNAL FLATS TYPE 'D'	2P1B	6 No.

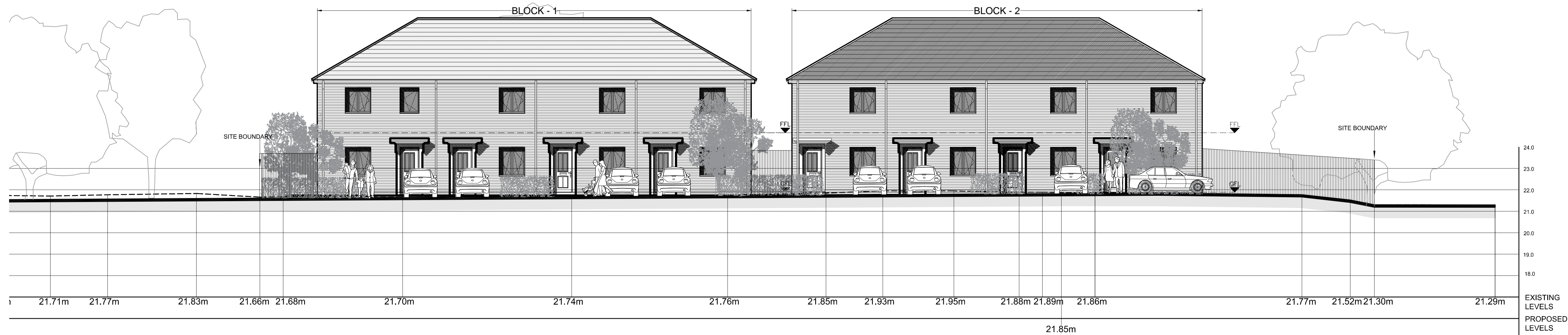
TOTAL No. OF UNITS **16 No**
 --- EXISTING GROUND LINE ALONG ELEVATION



Proposed Street Elevation B-B

SCHEDULE OF MATERIALS

- WALLS
RENDER : THROUGH COLOURED RENDER, COLOUR : TO BE CONFIRMED.
FACING BRICK COLOUR TO BE AGREED
- ROOF
BLUE/BLACK IMITATION SLATES.
- WINDOWS
WHITE PVC-U.
- WINDOW SURROUNDS AND CILLS
RECONSTITUTED STONE.
- FASCIAS / SOFFITS
PVC -U. COLOUR: WHITE.
- R.W GUTTERS + DOWNPIPES
PVC-U. COLOUR : WHITE.
- ENTRANCE CANOPIES TO BUNGALOW TYPE 'B'
GRP PREFABRICATED PORCH BY ALUMASC, REF HATFIELD.
COLOUR : WHITE.



Proposed Street Elevation A-A

Notes
 This drawing is copyright.
 All dimensions are to be checked prior to construction or manufacture.
 Do not scale the drawing. Work to figured dimensions only.

Specification
 This drawing must be read in conjunction with 'Drawing Specification Notes' Bill of Materials.
 Items drawn must be read in conjunction with all related Architects' consultants' and specialist's drawings and specifications.

Notes
 Date: 20/06/2017
 Date: 20/06/2017
 Date: 04/07/2017
 Date: 09/07/2017

Sheet No./Revision
 (SK)009D
 Drawn/Checked: NP/DD

Client: CARDIFF COUNCIL
Job: PROPOSED RESIDENTIAL DEVELOPMENT AT CALDICOT ROAD, CAERAU.

Date: JULY 2017
Scale: 1:100@A1
Job No.: ---/---

Client: CARDIFF COUNCIL
Job: PROPOSED RESIDENTIAL DEVELOPMENT AT CALDICOT ROAD, CAERAU.

Chartered Architects: davis lewelyn and jones
 The Maltings, East Fyndall Street, Cardiff Bay, Cardiff, CF29 5SZ, Tel: (029) 2066 4433 Fax: (029) 2066 4315